

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Joseph M. Sholder Bar No. 126347 Griffith & Thornburgh, LLP 8 E. Figueroa Street, Suite 300 Santa Barbara, CA 93101 Phone: (805) 965-5131 Fax: (805) 965-6751 Email: sholder@g-tlaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Sandra K. McBeth	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION	
In re: WENDY THOMAS and RUE LANNON Debtor(s).	CASE NO.: 9:15-bk-12474-DS CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: April 7, 2016	Time: 1:30 p.m.
Location: 1415 State Street, Santa Barbara, CA - Courtroom 202	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** March 24, 2016

Description of property to be sold: all right, title and interest of Debtor Rue Lannon in Sunset Towers West, Ltd, a California limited partnership

Terms and conditions of sale: Buyers are general partners to Sunset Towers West, Ltd. Closing will take place within ten days of the Court's Order approving this sale. The sale is free and clear of all liens, claims, and interests, and is without representations or warranties.

Proposed sale price: \$75,000

Overbid procedure (if any): See Attachment

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

U.S. Bankruptcy Court

1415 State Street

Courtroom 202

Santa Barbara, CA 93101

April 7, 2016 at 1:30 p.m.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Sandra K. McBeth, Ch. 7 Trustee

2236 South Broadway, Suite J

Santa Maria, CA 93454

Phone: 805-922-0313

Fax: 805-922-7915

Date: March 1, 2016

Attachment to Notice of Sale of Estate Property

Proposed Overbid Procedures

The proposed sale of the Purchased Assets will be subject to higher and better offers being received and accepted by Trustee from persons who are not currently partners in Sunset Towers West (a “Third-Party Bidder”) before the scheduled hearing on this motion.

A Third-Party Bidder wishing to overbid shall deposit a cashier’s check for \$10,000 made payable to “Sandra K. McBeth, Chapter 7 Trustee” with the Trustee, no later than 5:00 p.m. PDT on the day prior to the hearing. Any Third-Party Bidder wishing to overbid shall also provide the Trustee with sufficient evidence to establish that it will be able to close this transaction if it is the successful bidder and its bid is approved by the Court. The initial minimum overbid will be \$5,000. Subsequent overbids will be set by the Court. The Buyers will have the right of first refusal to match any bids made by a Third-Party Bidder and will be the successful bidder unless the Third-Party Bidder makes a bid that the Buyers do not match.

If one or more qualified overbids are received by 5:00 p.m. PDT on the date immediately prior to the scheduled hearing date, an auction shall be held in Courtroom 202 of the United States Courthouse, 1415 State Street, Santa Barbara, California at the date and time set to hear this Motion. At the conclusion of the auction, the Trustee will ask the Court to confirm the results of the auction and to approve the sale of the Partnership Interest to the successful bidder.

If the Third-Party Bidder is the successful bidder, the Third-Party Bidder will complete the Purchase of the Partnership Interest within ten business days of the date an order approving the sale is entered by the Court (the “Purchase Deadline”). The \$10,000 deposit check shall be forfeited by the Third-Party Bidder if it does not complete this transaction by the Purchase Deadline. If the Buyers are the successful bidder and they do not complete the transaction by the Purchase Deadline, the Partnership Interest will be sold to the Third-Party Bidder for \$75,000.

In re: Wendy Thomas and Rue Lannon
United States Bankruptcy Court, Case No. 9:15-bk-12474-DS

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
8 E. Figueroa Street, Suite 300, Santa Barbara, CA 93101

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property**

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **March 1, 2016**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Linda S Blonsley blonsleylawecf@gmail.com, joe@blonsleylaw.com
Sandra McBeth (TR) jwalker@mcbethlegal.com, CA65@ecfbis.com
Joseph M Sholder sholder@g-tlaw.com
United States Trustee (ND) ustregion16.nd.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **March 1, 2016**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **March 1, 2016**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Fedex: Hon. Deborah Saltzman, U.S. Bankruptcy Court, Roybal Federal Building, 255 E. Temple Street, Suite 1334, Los Angeles, CA 90012

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

March 1, 2016
Date

Evelyn R. Downs
Printed Name


Signature